

Resolution No. 1-01

RESOLUTION: To approve and recommend adoption of the Town Center Master Plan, as an amendment to the Adopted and Approved Plan for the City of Rockville, Maryland

WHEREAS, the City of Rockville Planning Commission (hereinafter referred to as the “Commission”), under the provisions of Section 3.07 of Article 66B of the Annotated Code of Maryland may recommend adoption of any amendment for the whole or any part of the City and may recommend adoption of any amendment or extension of or addition to the Plan; and

WHEREAS, previously, on June 16, 1993 the Planning Commission did approve, and on October 25, 1993 the Mayor and Council previously adopted a Master Plan for the City of Rockville, Maryland; and

WHEREAS, the Mayor and Council did instruct the Commission to make and approve, and recommend to the Mayor and Council a Plan for the Town Center Planning Area of Rockville (hereinafter known as the “Town Center Master Plan”), and in connection therewith the Mayor and Council did direct that a consultant be engaged to assist in the preparation of the Town Center Master Plan; and

WHEREAS, the City contracted with Development Concepts, Inc. and HNTB (hereinafter known as the “consultants”), to prepare the Town Center Master Plan; and

WHEREAS, the Mayor and Council appointed a Town Center Master Plan Advisory Group, consisting of citizens, property owners, developers, business owners, and government representatives, to review the recommendations and draft Town Center Master Plan developed by the consultants;

WHEREAS, the consultants and Town Center Master Plan Advisory Group prepared, consistent with Section 3.05 of Article 66B of the Annotated Code of Maryland, a plan for the Town Center Planning Area of Rockville, Maryland entitled “Rockville Town Center Master Plan”; and

WHEREAS, in connection with the preparation of the Town Center Master Plan, the Advisory Group and the consultants did carefully and comprehensively survey and study present conditions, projections of future growth of the Rockville Town Center, and the relation of the Town Center to neighboring areas and jurisdictions; and

WHEREAS, the Town Center Master Plan has been prepared for the purpose of guiding and accomplishing coordinated, adjusted and harmonious development of the Rockville Town Center and its environs; and

WHEREAS, the Town Center Master Plan supports the seven visions of the State of Maryland’s Economic Growth, Resource Protection and Planning Act of 1992, and the Smart Growth and Neighborhood Conservation Policy; and

WHEREAS, after the preparation of said Town Center Master Plan as a proposed amendment to the Master Plan for the City, the Commission gave notice of the time and place of the public hearing to be held on said Town Center Master Plan as an amendment to the Master Plan for the City by giving notice in a newspaper of general circulation in the City; and

WHEREAS, the Commission did refer copies of said Town Center Master Plan to all adjoining planning jurisdictions and to all state and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the Town Center Master Plan at least sixty (60) days prior to the public hearing; and

WHEREAS, the Commission held a public hearing on said Town Center Master Plan in the Council Chamber at City Hall, Rockville, Maryland on July 18, 2001; and

WHEREAS, the Planning Commission took into consideration the testimony presented at said public hearing and now desires to present its recommendations for an amendment to the Plan for the City of Rockville, Maryland; and

WHEREAS, the planning and development policies recommended in the Town Center Master Plan have been closely coordinated with and represent an extension of planning policy contained in the Master Plan for the City of Rockville, Maryland; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of Rockville, Maryland, as follows:

1. That the Town Center Master Plan be and the same is hereby approved and recommended for the adoption by the Mayor and Council of Rockville, Maryland pursuant to Article 66B, Section 3.08 of the Annotated Code of Maryland as an amendment to the 1993 Master Plan for the City of Rockville, Maryland. The Town Center Master Plan consists of the following:
 - a. The publication entitled the Rockville Town Center Master Plan, dated May 2, 2001; and
 - b. Addendum and Errata sheet dated August 1, 2001.
2. The Planning Commission is concerned about future traffic impacts. Additional traffic analysis is currently being prepared. Based on the outcome of that analysis the Mayor and Council should review the zoning and other recommendations and revise them as appropriate.

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I certify that the above is a true and correct copy of a Resolution adopted by the Planning Commission of the City of Rockville, Maryland, at its meeting of August 1, 2001.

Arthur D. Chambers, AICP
Director of Community Planning and
Development Services